

WARRANTY DEED

RONALD K. FRICKS and wife, SUSAN L. FRICKS
GRANTORS

To

MICKEY L. BROWN and wife, LISA ANN BROWN
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD K. FRICKS and wife, SUSAN L. FRICKS, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, MICKEY L. BROWN and wife, LISA ANN BROWN, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 2132, Section F, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 13, Pages 1-5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Ronald K. Fricks, et ux, in favor of Bailey Mortgage Company, dated July 16, 1987, and recorded in Book 411, Page 183, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to Southern Federal Bank for Savings, dated November 23, 1987, and recorded in Book 423, Page 369, in said Clerk's office, which secures an indebtedness in the current principal amount of \$47,003.32, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Southern Federal Bank for Savings in connection with loan made by Bailey Mortgage Company on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1989.

WITNESS the signatures of the Grantors this the 10th day of March, 1989,


RONALD K. FRICKS


SUSAN L. FRICKS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and of the jurisdiction aforesaid, the within named RONALD K. FRICKS and SUSAN L. FRICKS, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 10th day of March, 1989.

My Commission expires:
November 23, 1991


Notary Public

Grantors' Address: 9547 Darlington Cove, Southaven, MS 38671 601-342-0885

Grantees' Address: 6300 Kensington Road, Horn Lake, MS 38637 601-393-5112